



For Sale, Land, Plot, Nicosia, Geri, 584m²

For Sale : **€ 153,000**

Description

Secure a distinguished foundation for your future in the quiet and rapidly modernizing suburb of Geri. This under-division residential plot is perfectly tailored for Family Living and a stable Long-term Investment. Highlighting an exceptional 33.70 meters of street frontage, this property offers a grand architectural canvas, ensuring superior curb appeal, enhanced privacy, and the flexibility to design a custom-built home with an impressive presence.

With a Building Density of 60% and a 35% coverage factor within the Kα8 Planning Zone, the focus is firmly on high-quality, low-density development. These parameters allow for a spacious two-story residence with ample room for private landscaped gardens, outdoor entertainment areas, or a swimming pool. As plots of land for sale in Geri continue to attract discerning buyers, this under-division project represents a strategic acquisition in the Cyprus real estate investment market, ensuring modern infrastructure and direct access to a brand-new registered road.

The location offers a harmonious blend of suburban serenity and urban accessibility. Situated as a land for sale near Athalassa National Forest Park, residents can enjoy Nicosia's primary green lung just minutes away, while remaining close to the University of Cyprus and The Mall of Cyprus. G&P Lazarou trusted properties brings 32 years of authoritative market expertise to this division, ensuring a seamless and professional path from acquisition to the completion of your dream home.

Strategic Proximity & Landmarks

Nature: ~2.1 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.

Education: ~4.1 km (approx. 7-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~3.0 km (approx. 5-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~3.3 km (approx. 6-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to the Nicosia-Limassol motorway and Geri's central service area.

Key Property Features

Location: Geri, Nicosia (Premier Residential Sector)

Street Frontage: 33.70 Meters (Exceptional width for architectural design)

Status: Under-Division Project (Ensuring modern road and utility access)

Town Planning Zone: Kα8 (Residential)

Building Density: 60% (Ideal for custom family homes and long-term value)

Coverage Factor: 35%

Permitted Height: 2 Floors (10 meters maximum)

Infrastructure: Served by a brand-new Registered Road.

Note: The price is subject to V.A.T.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 32 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like me to calculate the maximum buildable area for this specific plot or check if any adjacent plots are available for a larger development? Contact G&P Lazarou today for a private consultation.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **584m²**



Gallery

